098.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,900 / 826,900
					USE VALUE:	826,900 / 826,900
					ASSESSED:	826,900 / 826,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		BRADLEY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LERNER RACHEL E
Owner 2:	LACOMBE PETER
Owner 3:	
Street 1:	26 BRADLEY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	JONES SYLVESTER S -
Owner 2:	-
Street 1:	26 BRADLEY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1960, having primarily Clapboard Exterior and 2220 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6981.000	386,300		440,600	826,900
Total Card	0.160	386,300		440,600	826,900
Total Parcel	0.160	386,300		440,600	826,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.48 /Parcel: 372.48

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 098.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	386,300	0	6,981.	440,600	826,900		Year end	12/23/2021
2021	101	FV	386,300	0	6,981.	440,600	826,900		Year End Roll	12/10/2020
2020	101	FV	386,300	0	6,981.	440,600	826,900	826,900	Year End Roll	12/18/2019
2019	101	FV	306,200	0	6,981.	440,600	746,800	746,800	Year End Roll	1/3/2019
2018	101	FV	306,200	0	6,981.	377,700	683,900	683,900	Year End Roll	12/20/2017
2017	101	FV	306,200	0	6,981.	352,500	658,700	658,700	Year End Roll	1/3/2017
2016	101	FV	306,200	0	6,981.	302,100	608,300	608,300	Year End	1/4/2016
2015	101	FV	276,500	0	6,981.	270,700	547,200	547,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7946

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JONES SYLVESTER	71828-351	1	10/31/2018		890,000	No	No		
SULLIVAN FRANCI	68425-486		11/17/2016		705,000	No	No		Sylvia G Ferrell-Jones dod 11/29/2017
PATHAK RAJIV	30719-278		9/30/1999		373,650	No	No		
ESCOTT JAMES F	25488-97		7/14/1995		275,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/1999	158	Manual	2,000					REPAIR SILL (15 FT

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS&NOTICE	BS	Barbara S
2/12/2009	Meas/Inspect	189	PATRIOT
10/19/1999	Meas/Inspect	264	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6981		Sq. Ft.	Site		0	70.	0.90	4									440,600						440,600	

Total AC/HA: 0.16026 | Total SF/SM: 6981 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 440,600 | Spl Credit: | Total: 440,600

User Acct / GIS Ref / GIS Ref / Insp Date

63709

10/19/18

!7946!

PRINT

Date	Time
12/30/21	06:27:36

LAST REV

Date	Time
06/19/19	13:55:43

apro

USER DEFINED

Prior Id # 1:	63709
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	127.602
Other Features:	115500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474568
Depreciation:	88270
Depreciated Total:	386298

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

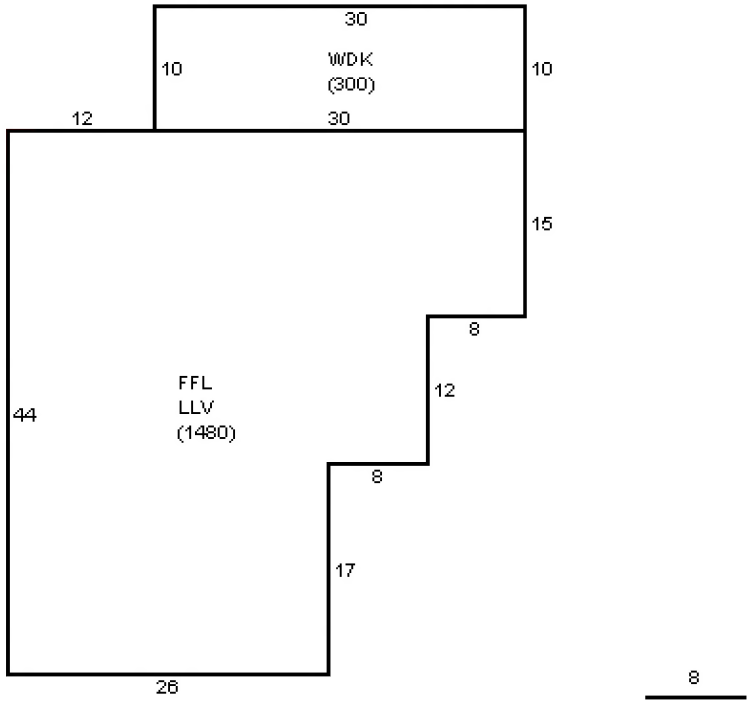
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.36
Special Features:	0	Val/Su Net:	118.50
Final Total:	386300	Val/Su SzAd	261.01

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,480	127.600	188,851
LLV	Lower Level	1,480	83.980	124,288
WDK	Deck	300	9.290	2,786

Net Sketched Area:	3,260	Total:	315,925
Size Ad	1480	Gross Area	3260	FinArea	2220
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

098.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	